

MEMORIALIZATION

TOPIC: Mixed Use Ordinance

WORKSHOP DATE: November 17, 2004

PREPARED BY: Oliver I. Orjiako

Commissioners Present: Betty Sue Morris and Craig Pridemore.

Bill Barron , Rich Carson, and Rich Lowry were present.

Mixed Use Committee Members Present: Mike Worthy, George Killian, Steve Stuart, and Bud Van Cleve.

Bob Higbie and Colete Anderson staffed the meeting.

The primary purpose of the work session was to update the Board on the work of the advisory committee and to present to the Board the general consensus of the committee support of a two-step process.

Bob Higbie gave the Board a broad overview and background of the mixed use ordinance. It included discussion of the short term process to make the ordinance more flexible, accomplish the county's goals and objectives, while acceptable to both the neighborhoods and the developers. Summary of the proposed quick fixes establishes that two uses are required, and a minimum of 20% of the "net acres" must be developed with one of two or more uses. (Net acre as define excludes steep slopes and environmental sensitive land.) Detached housing is not allowed and drive-through businesses are limited to developments larger than 10 acres in an effort to minimize strip commercial nature of smaller mixed use developments. It provides for Type III site plan review process instead of a Type III Master planning.

Mike Worthy gave the Board an overview of the step 2 process. Mike indicated that the committee is recommending a Step 2 process that would incorporate a design criteria component. According to Mike, under the existing Mixed Use Code nothing will happen from a financial perspective. The Step 2 process recognizes the suburban nature of the areas designated as mixed use and in that sense a design element is essential in integrating mixed use development into the community. He believes that more time is needed to make the code more flexible, economically viable and acceptable.

The Board discussed issues ranging from the demographics of mixed use residents to density and parking standards. The Board suggests that the committee consider increasing parking requirements by providing incentives for constructing parking structures. It was suggested that the incentive to grant TIF credit reduction would require the county to come up with funds at a time of limited resources. It was also suggested to invite the Urban Land Institute (ULI) to share their experience with various mixed use development around the country.

The Board asked Rich Lowry about the potential timeline implications of the Step 2 process if it takes 9 months and the county gets an appeal on Urban Holding given the recent Plan update. Rich indicated that if the county gets a remand there is a 180 days window to respond and additional 180 days to comply. Therefore the timeframe for completing Step 2 would be fine.

The Board asked about the timeline of the proposed Step 1 process and budget for Step 2. Bob indicated that the proposed quick fix would be before the Planning Commission on November 18, 2004 and a hearing before the Board on December 14, 2004. The Board did not authorize continuing with Step 2 until the project is considered within the entire work program and budget for Long Range Planning

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